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 **ICICI Property Services**
(A division of ICICI Home Finance Company Limited)

A Curtain Raiser

Pune Residential Real Estate Review

 **ICICI Property Services**
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Shaniwar Wada, Pune

Indigenous Pune

Pune or Punyanagari as it is called has had a glorious past of nearly 600 years, both illustrious and romantic.

A Deccan plateau 2500 mts above the sea level surrounded by hills, valleys and historic forts emerged as a district named PUNE, a small village inhabited by musicians and artists which has evolved into a metropolitan today.

Pune is inextricably linked to the life of the great Maratha hero and king, Chhatrapati Shivaji. The era of Pune's fame began when Chhatrapati Shivaji came to stay here with his mother Jijabai. Pune was home to some of the fiery personalities who wrote the eventful pages of India's freedom struggle. Mahatma Gandhi rightly said, "Pune is a bee-hive of dedicated workers for a noble cause." Let us unveil it.

Key notes:

SS - Stagnant but likely to strengthen

Sw - Stagnant but likely to weaken

S - Stagnant

F - Falling

R - Rising

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Pune exemplifies an indigenous Marathi culture and ethos, in which education, art, craft and theatre are given due prominence. Pune culture reflects a blend of traditions with modernity. Summed with balanced weather conditions and a number of National and International achievements, Pune is the 'veritable heartland' of cultural Maharashtra. Even though you may not be looking to absorb culture through every pore, some of it will certainly rub off on you.

A City Overview

- Pune is fast emerging as an InfoTech hub, challenging biggies like Bangalore and Mumbai to emerge as one of the top contenders for the 'Silicon Valley of India' slot and back its claim for the number one destination for IT investments
- It is home to well known giants of the Indian software industry like Infosys, Wipro, Satyam, Tata Technologies, TCS, Kanbay, Veritas, Cognizant, PCS and Mahindra British Telecom
- IT zones in the city are witnessing fast development with string of new and contemporary residential complexes on the anvil
- These comprise of Kharadi, Hinjewadi, Nagar Road, Vimannagar, Kalyaninagar, Hadapsar, Aundh, Baner, Bavdhan and Pimpri Chinchwad
- Pune has been awarded the, "Best IT Infrastructure Projects" for the year 2006 by the Government of Maharashtra
- Another feather in the cap is the 'Indian Institute of Software Engineering' coming up in association with Carnegie Mellon University, USA
- Close proximity to the financial capital and rapidly improving infrastructure has made Pune one of the most sought-after destinations in the country today
- The expressway connecting Mumbai and Pune, has reduced the travelling distance and time substantially
- The large number of migrants has led to realty boom, especially in the hospitality industry, commercial & residential complexes
- The cultural and intellectual capacity of **Pune** has earned itself the title of being the '**Oxford of the East**'
- A whole lot of premium developers from Mumbai, are also making their presence felt and looking forward to reap the benefits of the inherent demand that Pune offers
- Abolition of ULC Act is expected to release around 22,000-25,000 acres of land in the fringe areas of Pune, which could stabilise the rates in the areas surrounding CBD Pune-land being the major component of input costs for developers.

Snapshot

Area (Pune)	700 Sq.Km.
Location	Longitude 18° 32" Latitude 73° 51'
Population (2001)	7232555
Decadal Population Growth Rate (1991-2001)	30.58 %
No. of SEZs (notified as of Mar13, 2008)	11
No. of Graduates (2001)	551221
Consumer Price Index (as in Dec 2007)	555
% change in CPI Dec 2006 - Dec 2007	6.7
Residential Units to enter the market by Dec 2009	12,282

Source: ICICI Property Services, Ministry of Commerce & Industry, Dept. of Commerce, CSO, NCRB, Census of India -2001

Residential Market

No. of Households (2001) (in '000s)	1517.04
House Ownership (2006): Owned (in '000s)	2332
Rented ('000s)	1200
Provided by employer ('000s)	28
Others ('000s)	24

Source: Census of India 2001, Marketing Whitebook 2007-08, ICICI Property Services

Supply of Residential Units coming up by Dec 2009

		Average Area of an Apartment in Sq.Ft.	No. Of Units	*Total Area Ready by Dec 2009 in Mn.Sq.Ft.
North	2 BHK	1000	1269	1.3
	3 BHK	1300	860	1.1
	4 BHK	1550	107	0.2
South	2 BHK	900	376	0.3
	3 BHK	1250	380	0.5
	4 BHK	1500	-	0.0
East	2 BHK	1050	1009	1.1
	3 BHK	1350	1156	1.6
	4 BHK	1600	191	0.3
West	2 BHK	1050	3460	3.6
	3 BHK	1250	2944	3.7
	4 BHK	1600	530	0.8
Total Supply Ready by Dec 2009 in Pune			12282	14.5

Source: ICICI Property Services

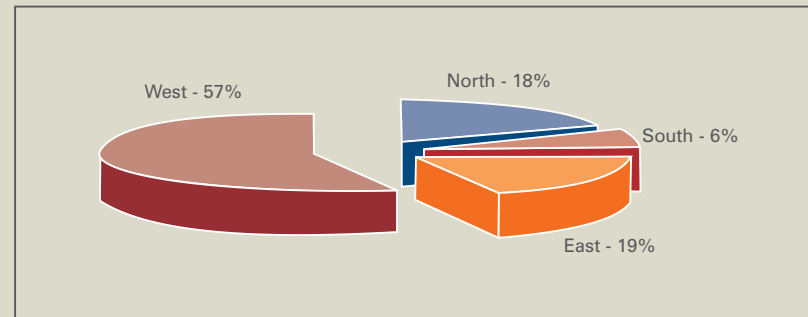
Prime Residential Locations in Pune

North Pune	South Pune	East Pune		West Pune	
		Zone I	Zone II	Zone I	Zone II
Koregaon Park	Bavdhan	City Area	Dhankawadi	Balewadi	Pimpri
Camp	Sinhagad Road	Salisbury Park	Katraj	Pashan	Chinchwad
Kalyaninagar	Dhayari	Wanowrie	Hadapsar	Wakad	
Lohegaon	Karve Road		Kondhwa	Hinjewadi	
Yerwada	Parvati		Mundhwa	Pimple	
Vishrantwadi	Kothrud			Saudagar	
Kharadi	Ambegaon			Bopodi	
Wagholi				Aundh	
				Baner	

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Distribution of Residential Supply no. of units (Category A, B, C developers) across Pune



Source: ICICI Property Services

SEZs Notified as on Mar 13, 2008

S.No.	Name	Location	Type	Area (in hectares)
1	Serum Bio-Pharma Park	Pune-Solapur Road	Pharmaceuticals & Biotechnology	23.18
2	EON Kharadi Infrastructure Pvt. Ltd.	Taluka Haveli	IT/ITES	18.00
3	WIPRO Ltd.	Hinjewadi	IT/ITES	20.00
4	Syntel International Pvt. Ltd	Talawade Software Park	IT/ITES	16.00
5	The Manjri Stud Farm Pvt. Ltd.	Pune-Solapur Road	IT/ITES	15.79
6	Infosys Technologies Ltd.	Rajiv Gandhi Infotech Park-Phase II, Tal. Mulshi	IT/ITES	31.49
7	Maharashtra Industrial Development Co. Ltd.	Rajiv Gandhi Infotech Park-Phase III, Hinjewadi	IT/ITES	223.56
8	Magarpatta Township Development & Construction Co. Ltd.	Magarpatta City, Village Hadapsar, Taluka Haveli	Electronics, Hardware & Software including ITES	11.98
9	DLF Akruiti Infopark (Pune) Ltd.	Rajiv Gandhi Infotech Park-Phase II, Hinjewadi	IT/ITES	10.33
10	Flagship Infrastructure Pvt. Ltd.	Village Hinjewadi, Taluka Mulshi	IT/ITES	11.80
11	Dynasty Developers Pvt. Ltd.	Rajiv Gandhi Infotech Park-Phase II, Hinjewadi	IT/ITES	17.12

Source: Ministry of Commerce & Industry, Dept. of Commerce

Organised Retail Development

S.No.	Mall Name	Site Location	Total Area in Lakh sq.ft. (Approx.)	Status
1	Nucleus	Modelina Road (Pune)	1.6	Operational
2	SGS (Kakade)	Modelina Road (Pune)	2.0	Operational
3	Mariplex	Kalyani Nagar	2.0	Operational
4	Xion Mall	Hinjewadi	2.0	Proposed
5	Centre Port	Ganesh Khind Road (Univ)	1.4	Ready (Fit-Outs)
6	Kakade City	Kothrud	6.0	Proposed
7	Soul Space	Kothrud	2.0	Proposed
8	Fun & Shop	Fatima Nagar	1.8	Operational
9	Runwal Gold	Hadapsar	3.0	Under Construction
10	Magarpatta Mall	Hadapsar	10.0	Proposed
11	Nucleus	Kharadi	3.5	Proposed
12	Blue Ridge	Hinjewadi	2.5	Proposed
13	Unnamed (Goel Ganga Developer)	Malls at Wanworie & Kharadi	5.0 & 14.0	Proposed
14	Unnamed (Goel Ganga Group)	Sinhagad Road	3.5	Proposed
15	Unnamed (Swapnali Bhosale Mall)	North Koregaon Park	7.0	Under Construction
16	Fun & Fair Mall	Kalyani Nagar	6.0	Proposed
17	44 Sinew Hills	Kothrud	16.0	Proposed
18	Amanora	Hadapsar	20.0	Proposed
19	Omega Properties	Wakad	1.5	Proposed
20	Mirchandani Palms	Pimple Saudagar	2.5	Proposed
21	G. K. Developers	Pimple Saudagar	1.3	Under Construction
22	Unity Infrastructure	Balewadi	3.5	Proposed
23	In Orbit	Kharadi	-	Proposed
24	City Mall	Viman Nagar	-	Under Construction
25	G Corp	Nagar Road	3.5	Under Construction
26	Metropolitian	Chinchwad	-	Proposed
27	Rachna Developers	Chinchwad	4.0	Proposed
28	Bhakti Developers	Dapodi	1.0	Proposed
29	Sanjay Kakade Group	Baner	1.5	Proposed

Source: ICICI Property Services

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Maharashtra, famous for its vibrant music and the folk forms like lavanis, povadas, gondnals and bharuds are a true reflection of the society. Lavani is a form of music popular in Pune, Maharashtra. The word 'Lavani' is derived from the word 'Lavanya' signifying beauty. It is a musical discussion comprising of traditional song and dance, accompanied by enchanting beats of the 'Dholak'. Beautiful women perform this art form by wearing the traditional nine-yard saris.

North Pune

Major Locations

Nashik Road, Vishrantwadi, Yerawada, Lohegaon, Kalyani Nagar, Kharadi, Camp, Koregaon Park

- Although the layout of Kalyani Nagar was developed 30 years ago, the place gets its name from Neelkanth Kalyani, one of Pune's premier industrialists, after he chose this place as his address
- Kalyani Nagar was based on European style planning with each road labelled with a distinct colour code and each avenue named accordingly
- It is witnessing a tremendous amount of residential development activity
- Koregaon Park arrived on the global world map sometime in 80's because Rajneesh Ashram
- In fact, so many people from around the world converged here, it became quite a tourist spot, and quickly gained an up-market aura
- Today this locality is known for the Rajneesh Osho Ashram
- Koregaon Park started developing after 1982. The area is coming up with many commercial, residential projects. Koregaon Park has huge growth prospects
- KPDL (Kolte Patil Developers Ltd) along-with ICICI Venture Funds Management Co. Ltd. is developing large size projects which include one residential project (Wagholi Lush County) spanning 2.8mn sq.ft. in Pune, one IT park (Teraspace IT Park at Kharadi) aggregating 1.1mn sq.ft.

Growth Stimulators

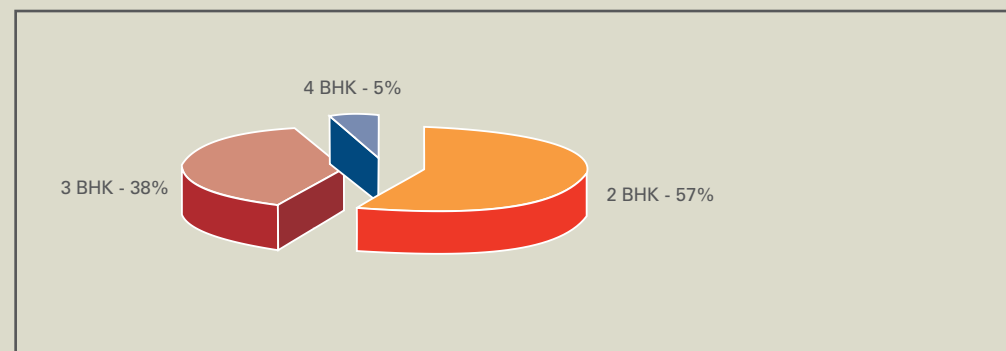
- Kalyani Nagar is said to be one of the most sought-after addresses in the city
- The Kumar Group, K. Raheja Corp. and Vascon Group, amongst others have been instrumental in putting up large-scale housing projects
- Builders started looking at Koregaon Park as an option for elite homes-at a time when the Osho Commune was no more than a gathering of huts in the middle of sugarcane farms
- Koregaon Park has also attracted the IT industry and BPOs
- EON SEZ (in Kharadi) - 4 towers of 10 lacs sq.ft. each, is said to create 40,000 jobs in one shift (2 shifts proposed)
- Commercial development of over 9 million sq.ft. is estimated to enter the market by Dec 2009. This will generate around 84,000 new jobs in this part of the city (assuming 10% vacancy levels).

Residential Market in North Pune

Average Apartment Size of 2 BHK in Sq.Ft.	1000
Average Apartment Size of 3 BHK in Sq.Ft.	1300
Average Apartment Size of 4 BHK in Sq.Ft.	1550
Total Supply (in Mn.Sq.Ft.) by Dec 2009	2.6
Total Supply (in no. of units) by Dec 2009	2236

Source: ICICI Property Services
Note: Areas mentioned are built-up areas

Distribution of 2, 3 & 4 BHK in North Pune



Source: ICICI Property Services

Prime Residential Projects in North Pune

Name of Project	Developer	Capital Value for 2 BHK as on Apr 2008	No. of Units (Approx.)	Date of Completion
Melrose	Goel Ganga Developers	54 Lacs onwards	166	Jun 2009
Hari Ganga	Goel Ganga Group	42.55 Lacs onwards	360	Dec 2008
Lush County	Kolte Patil & ICICI Ventures	32 Lacs onwards	550	Phase I :Dec 2010 Project Completion: Dec 2013
Forteliza	Raviraj Group	60 Lacs onwards	440	Ready

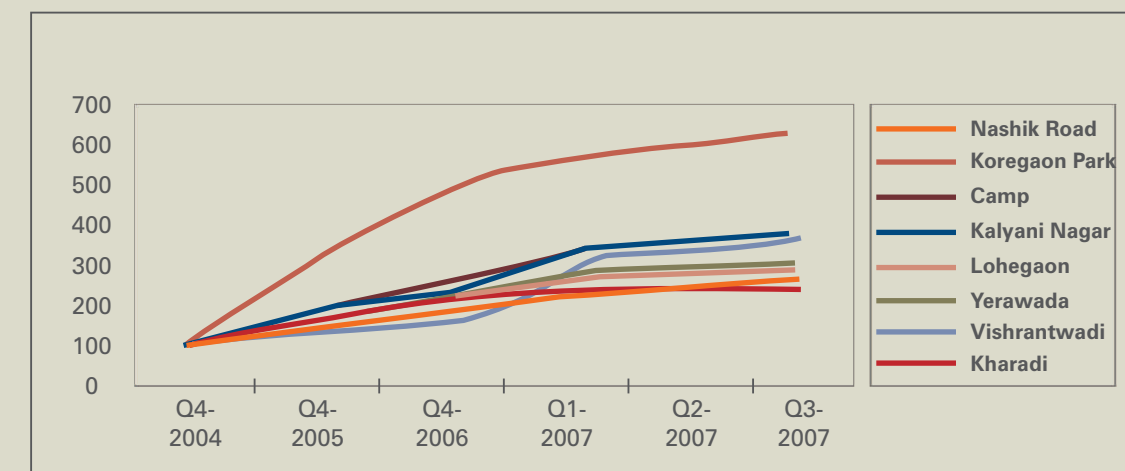
Source: ICICI Property Services
*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building.
Rates mentioned above are subject to change at any given point of time.

Residential Property Rates in Prime Residential Markets of North Pune

Location	Capital Value (Rs./Sq.Ft.)	Average Rentals for 2 BHK (Rs./Month)	Market Outlook
Kalyani Nagar	5000	24200	R
Kharadi	2800	8000	R
Vishrantwadi	2700	8000	R

Source: ICICI Property Services
*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates mentioned above are subject to change at any given point of time.

Property Price Movement (Q4-2004 - Q3-2007) - North Pune



Source: ICICI HFC Mortgage Valuation Services
(Assuming 100 as a base reference no. for Q4-2004)

The roots of Marathi literati were discovered in Pune. Marathi theatre being an integral part of Maharashtra culture, both experimental and professional theatre received whole-hearted patronage from the community. Marathi theatre rose in full swing in Pune, with the inception of plays by Vishnupath Bhave, who used amorous and tragic themes.

South Pune

Major Locations

Parvati, Sinhagad Road, Dhayari, Karve Road, Kothrud, Bavdhan, Ambegaon

- Kothrud is considered to be one of the most preferred residential areas in Pune
- Kothrud has expanded till Warje on Karve Road and till Chandani Chawk in Paud Road
- The lower income group predominantly occupies Warje, Bhusari Colony and Chandni Chowk
- Sinhagad Road is coming up with some good residential projects
- The rates at Sinhagad Road have gone up rapidly for residential properties
- Magarpatta has proposed a 700 acre township called Nanded City at Sinhagad Road.

Growth Stimulators

- Kothrud has developed tremendously as compared to other parts of Pune
- Attracted by this pace of growth; developers are constructing complexes with the best of amenities
- The perpetual water crisis in Bhusari has almost been solved and the rates there have doubled
- Kothrud has been a popular choice for the middle class mainly because it represents the close-knit Pune culture
- The properties in Kothrud sell like hot cakes because of its image of being a culturally vibrant area coupled with good infrastructure
- Other than the wide roads and effective drainage system, it has several schools and colleges and shopping centres in the vicinity
- Being the hottest destination for various categories of the society, Kothrud has attracted many builders for carrying out major projects in the area
- Top builders from Pune City are coming up with high class projects here
- Good infrastructure has resulted in prices showing a remarkable rise
- With coming up of renowned builders, the prospects of future appreciation in the area has heightened
- Since last one year, Sinhagad Road has started developing rapidly
- The roads are getting widened and amenities like water and electricity are also sufficient to some extent
- Infrastructure development is seen in the form of good roads, fuel stations, etc.
- This has supported the real estate development of this area
- Ambegaon has undergone a total make over in the last few years
- With the new Bangalore bypass and the expressway running alongside, Ambegaon has acquired a new facet
- Ambegaon area is strategically located and has excellent accessibility from Katraj, Sinhagad Road, and Kothrud
- Commercial development of close to 6 lac sq.ft. is in the pipeline in South Pune, which will translate into creation of around 6000 new jobs (assuming 10% vacancy levels).

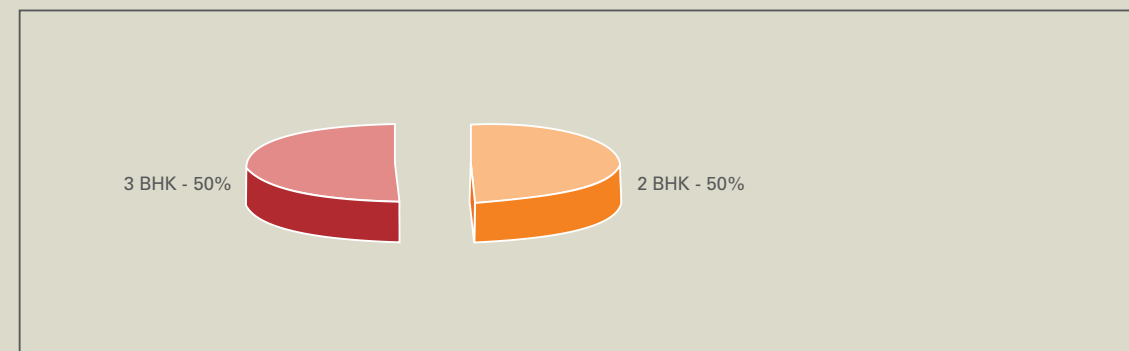
Residential Market in South Pune

Average Apartment Size of 2 BHK in Sq.Ft.	900
Average Apartment Size of 3 BHK in Sq.Ft.	1250
Average Apartment Size of 4 BHK in Sq.Ft.	1500
Total Supply (in Mn.Sq.Ft.) by Dec 2009	0.8
Total Supply (in no. of units) by Dec 2009	756

Source: ICICI Property Services

Note: Areas mentioned are built-up areas

Distribution of 2, 3 & 4 BHK in South Pune



Source: ICICI Property Services

Prime Residential Projects in South Pune

Name of Project	Developer	Capital Value for 2 BHK as on Apr 2008	No. of Units	Date of Completion
DSK Vishwa	DSK	26.3 Lacs onwards	1250	Apr 2009
Kumar Pratik	Kumar Properties	38.4 Lacs onwards	160	Ready
Damodar Residency	Bhujbal Brothers & Co.	64.4 Lacs onwards	80	Apr 2009
Bloom Field	Amit Enterprises	47.3 Lacs onwards	350	Dec 2010

Source: ICICI Property Services

*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates mentioned above are subject to change at any given point of time.

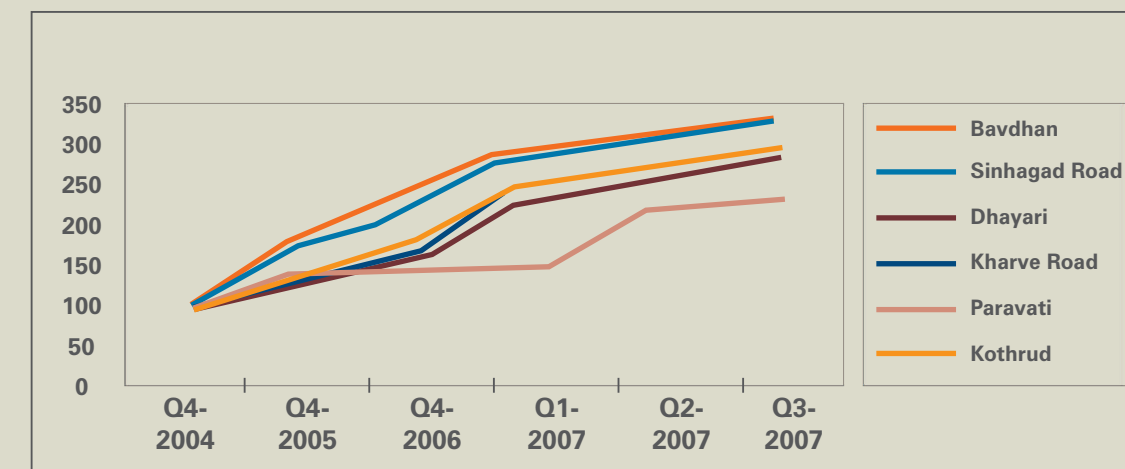
Residential Property Rates in Prime Residential Markets of South Pune

Location	Capital Value (Rs./Sq.Ft.)	Average Rentals for 2 BHK (Rs./Month)	Market Outlook
Sinhagad Road	3500	8000-10000	R
Prabhat Road	8000	15000-18000	R
Kothrud	5500	8000-12000	R
Bavdhan	3200	8000-10000	R
Dhayari	2700	5000-6000	R

Source: ICICI Property Services

*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates mentioned above are subject to change at any given point of time.

Property Price Movement (Q4-2004 - Q3-2007) - South Pune



Source: ICICI HFC Mortgage Valuation Services
(Assuming 100 as a base reference no. for Q4-2004)

Christened the cultural capital, a lot of young and aspiring Marathi theatre came to the fore. One of the main theatre activity centers is the Su-darshan Rangamanch run by Maharashtra Cultural Center, a leading public charitable trust active in cultural activities. The trust has its own mini theatre as well as an art gallery where many amateur theatre groups perform their plays, music and dance programmes.

East Pune

Major Locations:

Zone I - City Areas, Wanworie, Salisbury Park, Dhankawadi, Katraj, Bibwewadi, Mukund Nagar

- Mukund Nagar has developed very fast in the last 3 - 4 years
- East Pune is characterised by lush greenery
- These locations have suddenly become the next hot destination in Pune
- The area is coming up with many commercial, residential projects.

Growth Stimulators

- There is no scope for future development in Salisbury Park and the city area as these locations are completely saturated
- In addition to the residential projects some commercial projects have also come up in Mukund Nagar
- Growth prospects are many in this area.

Major Locations:

Zone II - Dhankawadi, Katraj, Hadapsar, Kondhwa, Mundhwa

- Projects like Magarpatta City have changed the face of the area
- It has also resulted in appreciation of property rates in this part of Pune
- Availability of land in bulk and IT sectors increasing interest, will see Mundhwa grow faster than expected by many
- The area is coming up with many commercial, residential projects
- Growth prospects are many in this area
- Akruti is coming up with a residential project (Country Woods) spread across 40 acres in Kondhwa.

Growth Stimulators

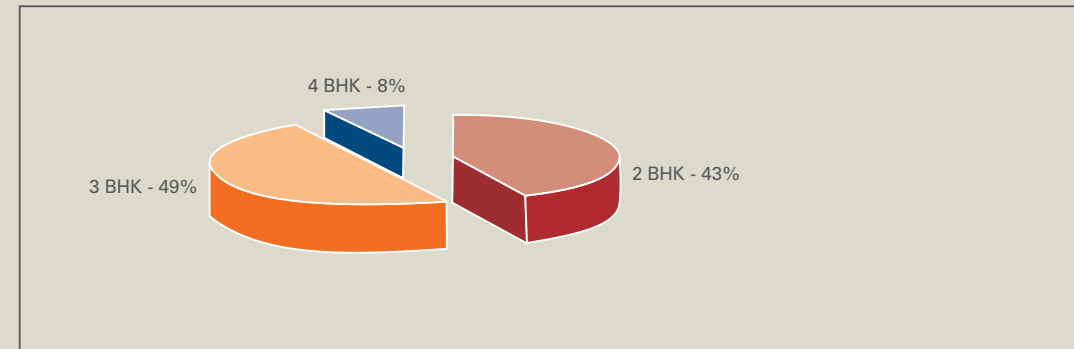
- Mundhwa offers a good mix of cosmopolitan crowd and is also close to Koregaon Park and M.G. Road in Camp
- Good infrastructure and connectivity with every part of the city adds a cherry on the cake
- Bypass Road is the area in focus for development
- This area has also attracted the IT industry
- City Group has launched a 400 acre township Amonora Park Town in Hadapsar
- Commercial development to the tune of 4.5 million sq.ft. is expected to come up in East Pune. This will create close to 40,000 new jobs.

Residential Market in East Pune

Average Apartment Size of 2 BHK in Sq.Ft.	1050
Average Apartment Size of 3 BHK in Sq.Ft.	1350
Average Apartment Size of 4 BHK in Sq.Ft.	1600
Total Supply (in Mn.Sq.Ft.) by Dec 2009	2.9
Total Supply (in no. of units) by Dec 2009	2356

Source: ICICI Property Services
Note: Areas mentioned are built-up areas

Distribution of 2, 3 & 4 BHK in East Pune



Source: ICICI Property Services

Prime Residential Projects in East Pune

Name of Project	Developer	Capital Value for 2 BHK as on Apr 2008	No. of Units	Date of Completion
Nyati Exotica	Nyati	33.35 Lacs onwards	380	Dec 2008
Treasure Park	Amit Enterprises	57 Lacs onwards	200	Jul 2008
Ganga Satellite	Goel Ganga Group	80 Lacs onwards (3 BHK)	800	Ready
Kumar Palmgrove	Kumar Properties	30 Lacs onwards	82	Jun 2008
Aditya's Highland	Aditya Builders	36 Lacs onwards	56	Ready
California	Ekta Group	1.2 Cr onwards (3/4 BHK)	224	Nov 2009
Carnation	Sobha Developers	80 lacs onwards	112	June 2010

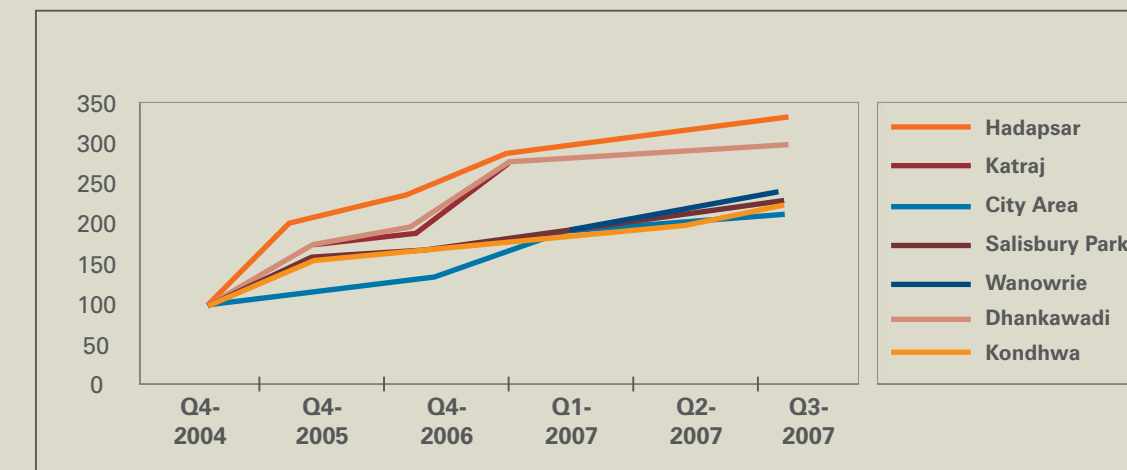
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Residential Property Rates in Prime Residential Markets of East Pune

Location	Capital Value (Rs./Sq.Ft.)	Average Rentals for 2 BHK (Rs./Month)	Market Outlook
Kondhwa – NIBM Road	3300	10000-12000	R
NIBM Road extn.	3200	6000-8000	SS
Hadapsar	3000	8000-10000	R
Katraj	2700	5000-7000	R
Wanworie	3200	8000-10000	R

Source: ICICI Property Services
*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates mentioned above are subject to change at any given point of time.

Property Price Movement (Q4-2004 - Q3-2007) - East Pune



Source: ICICI HFC Mortgage Valuation Services
(Assuming 100 as a base reference no. for Q4-2004)

Marathi drama achieved a clear regional form by middle of the 19th century. 'Natak Companies' were formed accompanied by Hindustani classical music and dance. Marathi plays comprising of mythological and social themes were introduced. Simultaneously, historical plays on famous Marathi heroes like Shivaji and others, were written and presented.

West Pune

Major Locations:

Zone I - Pashan, Baner, Aundh, Balewadi, Wakad, Hinjewadi, Pimple Saudagar, Bopodi

- Aundh is divided into D P Road, End of D P Road, New D P Road, Gaikwad Nagar, ITI Road and Old Bridge Road a.k.a. Aundh Gaon Road
- Aundh is the most up-market location in Pune
- It is very popular among the IT professionals from Hinjewadi
- Baner is an extension of Aundh and has very good proximity to Pune - Bangalore Highway.

Growth Stimulators

- Aundh is characterised with good infrastructure
- It is centrally located from Pune City as well as Hinjewadi IT Park
- Baner has good proximity to Mumbai - Pune Expressway as well as good connectivity to Pune
- After Aundh, Baner is the next most preferred destination for IT professionals
- This has attracted many big builders towards Baner & Wakad
- Megapolis, a JV between Kumar Properties and Avinash Bhosale has resulted in a 150 acres township called Megapools in Hinjewadi apart from Blue Ridge by Paranjpe Schemes
- Kolte Patil is planning to come up with a residential project spread across 400 acres around Jambhe-Marunji (other side of Hinjewadi).

Major Locations:

Zone II - Pimpri Chinchwad

- The area lies on Pune - Mumbai National Highway 4
- Pimpri Chinchwad Industrial Area is situated 25 kms from Pune airport
- The nearest railway stations from the industrial area are Chinchwad - 3 kms and Pimpri - 4 kms.

Growth Stimulators

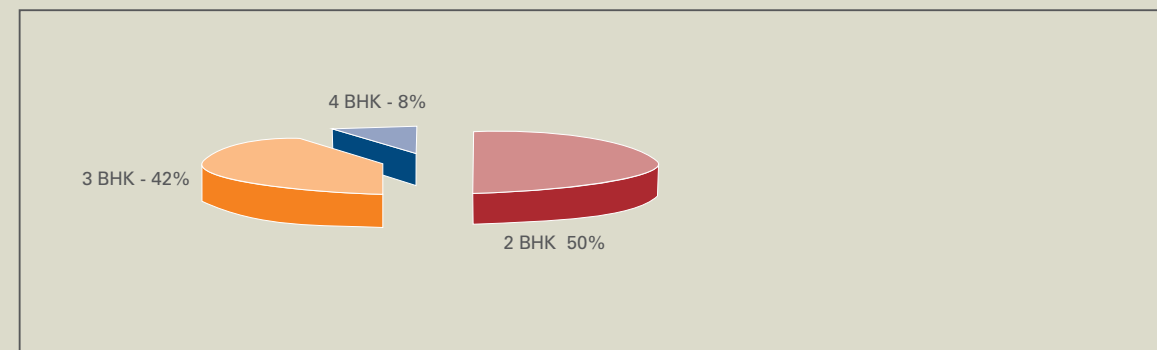
- Technology Parks have come up in the Pimpri Chinchwad Area
- PCMC (Pimpri Chinchwad Municipal Corporation) has also ensured that the infrastructure development is commensurate with the population growth here
- IT sector and industrial growth in this part of the city will propel growth in this area.

Residential Market in West Pune

Average Apartment Size of 2 BHK in Sq.Ft.	1050
Average Apartment Size of 3 BHK in Sq.Ft.	1250
Average Apartment Size of 4 BHK in Sq.Ft.	1600
Total Supply (in Mn.Sq.Ft.) by Dec 2009	8.2
Total Supply (in no. of units) by Dec 2009	6934

Source: ICICI Property Services
Note: Areas mentioned are built-up areas

Distribution of 2, 3 & 4 BHK in West Pune



Source: ICICI Property Services

Prime Residential Projects in West Pune

Name of Project	Developer	Capital Value for 2 BHK as on Apr 2008	No. of units	Date of Completion
Shanti Niketan	Kumar Builders	46 Lacs onwards	434	Apr 2008
Padma Vilas	V.E. Nimhan Promoters & Builders	40.8 Lacs onwards	340	Ready
Baby Lon	Allianze Developers	70.2 Lacs onwards	12	Sep 2008
Comfort Zone	Aditya Builders	39 Lacs onwards	1250	Aug 2009
Supreme Palms	Supreme Builders	37.4 Lacs onwards	250	Jun 2008
Sai Heritage	G.K. Builders	20 Lacs onwards	240	May 2009
Mirchandani Palms	Mirchandani Group	39.95 Lacs onwards	350	Dec 2008
Sukhwani Oasis	Sukhwani Associates	26.6 Lacs onwards	240	May 2008
Sukhwani Campus	Sukhwani Associates	26.6 Lacs onwards	280	Dec 2008
Mont Vert Grande	Mont Vert	35.2 Lacs onwards	240	Apr 2008
Prism	Pristine Properties	40.9 Lacs onwards	145	Dec 2008
Queens Town	Mind Space Realty Pvt. Ltd.	44 Lacs onwards	800	Oct 2010
Blue Ridge	Paranjpe Schemes	34 Lacs onwards	7000	Phase I by Dec 2010

Source: ICICI Property Services

*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates mentioned above are subject to change at any given point of time.

Residential Property Rates in Prime Residential Markets of West Pune

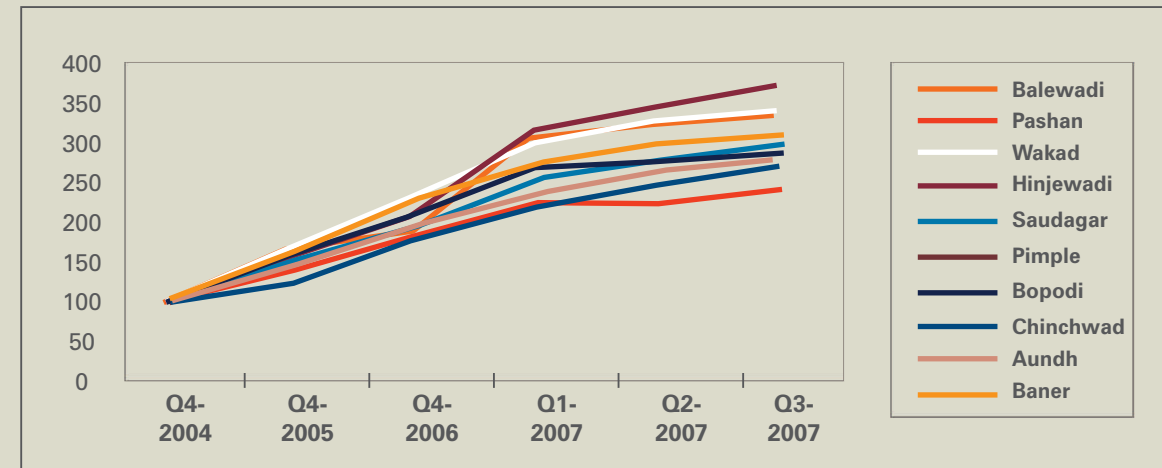
Location	Capital Value (Rs./Sq.Ft.)	Average Rentals for 2 BHK (Rs./Month)	Market Outlook
Pashan	3200	6000-7000	S
Baner	4000	8000-10000	R
Balewadi	3200	6000-8000	R
Aundh	4500	12000-15000	R
Pimple Saudagar	2900	8000-10000	R
Wakad	3000	6000-8000	R
Chichwad	2800	5000-7000	SS

Source: ICICI Property Services

*Rates mentioned are based on built-up area & are subject to amenities, upkeep & vary from apartment to apartment within the same building. Rates mentioned above are subject to change at any given point of time.

 **ICICI Property Services**
(A division of ICICI Home Finance Company Limited)

Property Price Movement (Q4-2004 - Q3-2007) - West Pune



Source: ICICI HFC Mortgage Valuation Services
(Assuming 100 as a base reference no. for Q4-2004)

Location Attractiveness Index

Projects	Infrastructure (connectivity, roads, proximity to markets, schools)	Residential Cost	Proximity to/ Presence of Organised Retail (malls/popular high streets)	Proximity to Commercial Development (offices)	Future Infrastructure	Future Employment Generation
Aundh	Good	High	Good	Good	Good	Average
Pimple Saudagar	Average	Medium	Good	Good	Good	Good
NIBM Road	Good	High	Good	Good	Good	Average
Hadapsar	Average	Low	Bad	Average	Good	Good
Wagholi	Bad	Low	Average	Average	Good	Good

Recommended Locations

1. Hinjewadi
2. Kharadi
3. Pimple Saudagar
4. Balewadi
5. Wakad
6. Bavdhan

Growth Corridor

Hinjewadi

1. Huge IT developments
2. Home to IT biggies like Infosys & Wipro
3. Huge residential development
4. Integrated townships in pipeline
5. Proximity to Mumbai
6. Proximity to the upcoming automobile manufacturing & floriculture centers at Chakan & Talegaon

Kharadi

1. Close to 3-5 Lacs sq.ft. of residential development
2. EON - 40 Lacs sq.ft of IT space in Kharadi
3. Huge retail development
4. Proximity to the international airport - 35 kms
5. 4-laning of Pune - Nagpur Road, Kharadi lies on this road
6. Ranjangaon- 5-Star MIDC

Locations Recommended for Residential Investment



Referred to as "Queen of Deccan", Pune was put on the world map by arrival of Osho Rajneesh, who has given this deeply traditional and sober city a strange new flavour. Pune has a very good transport system: trains, auto-rickshaws, buses and private taxis. While it has always been a corporate stopover, Pune has its potpourri of culture. It is home to many educational institutes and its large student body is some of the many reasons for the burgeoning economy, especially the retail and real estate sectors.



-  AIRPORT
-  RAILWAY STATION
-  ROADS
-  RAILWAY

Pune City

Note: Map is not to scale